



UNITED STATES DEPARTMENT OF STATE
BUREAU OF OVERSEAS BUILDINGS OPERATIONS

INDUSTRY ADVISORY PANEL

April 14, 2010

Next Meeting October 14, 2010



BEIJING, CHINA

UNITED STATES EMBASSY



MODEL AND RENDERING OF SKIDMORE, OWINGS & MERRILL'S
WINNING DESIGN FOR THE NEW BEIJING EMBASSY COMPLETED
IN 2008.

AGENDA

9:30 – 9:45 Opening Remarks

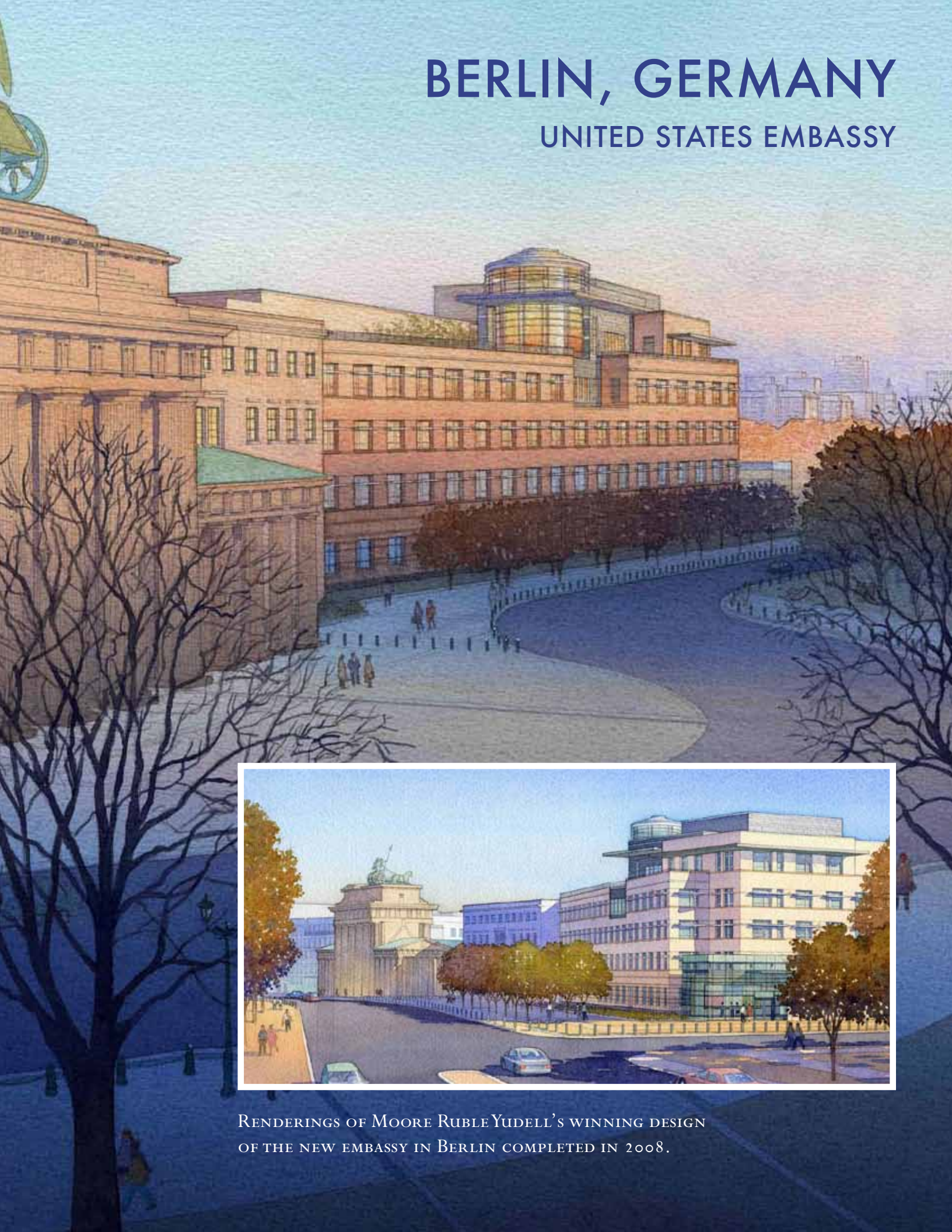
9:45 – 12:00 Morning Session

12:00 – 1:30 Lunch

1:30 – 3:30 Afternoon Session

BERLIN, GERMANY

UNITED STATES EMBASSY



RENDERINGS OF MOORE RUBLE YUDELL'S WINNING DESIGN
OF THE NEW EMBASSY IN BERLIN COMPLETED IN 2008.

TOPICS FOR DISCUSSION

1 Design Excellence

In 1999, the Bureau of Overseas Buildings Operations (OBO) undertook an ambitious program, supported by the United States Congress, to replace vulnerable and outdated diplomatic facilities. Since then, OBO has completed 71 new diplomatic facilities and moved more than 20,000 individuals into safer, more secure, and more functional facilities.

Looking to the next ten years and beyond, OBO—following in the footsteps of the General Services Administration (GSA) and the Design Excellence Program it developed nearly 15 years ago—is renewing its commitment to Design Excellence and developing a Design Excellence Program for United States Embassy and Consulate Facilities.

From site selection to architect/engineer selection; from sustainability to security; from ground breaking to ribbon cutting; OBO intends to design and construct new embassies and consulates that are excellent in every respect.

In today's presentation, we will walk you through new Guiding Principles of Design Excellence in Diplomatic Facilities and a Strategic Plan for achieving the goals set forth in the Guiding Principles.

OBO Champions

LYDIA MUNIZ

DESIGN EXCELLENCE WORKING GROUP

IAP Champion

JOHN RUBLE, American Institute of Architects, John@mryarchitects.com

TOPICS FOR DISCUSSION

2 New London Embassy Design Competition Overview

A review of the existing Embassy in Grosvenor Square revealed that it no longer meets the functional and security standards required today and concluded that relocation was the only feasible alternative to meet U.S. diplomatic requirements and provide a safe, open, functional, and modern presence in London.

Designing a new embassy for the United States in London is a rare opportunity to create a landmark building that represents the close relationship between the United States and the United Kingdom. It also poses a number of challenges. It should be welcoming without compromising security. It should reflect the timeless values of the United States—freedom, dignity, openness, and justice. It should incorporate the latest in environmentally-sound building techniques. Such challenges require a commitment to design excellence. The Department of State decided a competition to select the architect for this project was the best way forward.

The competition started with 37 firms, and a distinguished jury of both American and British leaders in the fields of architecture, academia, and diplomacy selected four firms to participate in the final phase of the competition. The four firms—KieranTimberlake, Morphosis Architects, Pei Cobb Freed & Partners, and Richard Meier & Partners—worked for nearly a year and made presentations to the jury which then recommended the winning design.

KieranTimberlake's design was recommended by the jury as the best representation of the goal of creating a modern, welcoming, timeless, safe, and energy efficient embassy for the 21st century.

OBO Champions

PATRICK COLLINS

JERRY WITHERS

TOPICS FOR DISCUSSION

3 OBO's Long-Range Overseas Maintenance Plan

OBO has introduced the inaugural edition of the *Long-Range Overseas Maintenance Plan* which serves as both a communications and coordination tool for the purpose of improving the maintenance and operations of the U.S. Department of State's overseas real estate portfolio.

The *Long-Range Overseas Maintenance Plan* presents more than 3,300 specific projects in 19 programs with a total estimated cost to complete at over \$3.7 billion. It addresses 5,200 overseas facilities in 268 locations under chief of mission authority that are either government owned or long-term leased.

IAP Champions

CHARLES "SACK" JOHANNESMEYER, Construction Owners Association of America (COAA)
sack@virginia.edu

WILLIAM A. RODGERS, JR. International Facility Management Association (IFMA),
wrodgers@goodcents.com

OBO Champion

JAY HICKS

4 How do we get to zero building defects at substantial completion?

A significant number of OBO construction projects approach completion with undiscovered defects and system performance problems that make the complicated process of turning over the building to the operators even more challenging. We will discuss what could be added to the construction process to ensure that all work and remediation is complete before the transition to occupancy.

IAP Champions

KRISTINE COOK LINDSEY, Women Construction Owners & Executives, USA (WCOE)
kcook1967@gmail.com

RODNEY CEASAR, Associated General Contractors of America (AGC) rod.ceasar@caddell.com

OBO Champions

ED DALY
DAN HOGAN

BUJUMBURA, BURUNDI

UNITED STATES EMBASSY



RENDERING OF THE NEW EMBASSY IN BUJUMBURA, CURRENTLY IN DESIGN AND CONSTRUCTION, WHICH WILL BE THE 100TH DIPLOMATIC FACILITY INITIATED SINCE THE 1999 ENACTMENT OF THE SECURE EMBASSY CONSTRUCTION AND COUNTERTERRORISM ACT AND THE FIRST TO USE BRIDGING DOCUMENTS.

PANEL MEMBERS



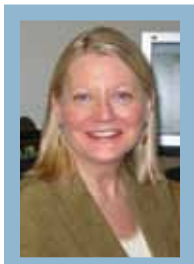
William D. Browning received a Bachelor of Environmental Design from the University of Colorado and a Masters in Real Estate Development from MIT. In 1991, Browning founded Rocky Mountain Institute's Green Development Services, which was awarded the 1999 President's Council for Sustainable Development/Renew America Prize. Browning's clients include Wal-Mart's Eco-mart, Starwood, Yellowstone National Park, Lucasfilm's Letterman Digital Arts Center, New Songdo City, Bank of America's One Bryant Park, the White House, and the Sydney 2000 Olympic Village. He coauthored *Green Development: Integrating Ecology and Real Estate*, *Green Developments (CD-ROM)*, *A Primer on Sustainable Building*, and *Greening the Building and the Bottom Line*. Browning was named one of five people "Making a Difference"

by Buildings magazine, and an Honorary member of the AIA. He represents the [U.S. Green Building Council \(USGBC\)](#) on the Panel, and was a founding member of the USGBC's Board of Directors. In 2006 he became a principal in Terrapin Bright Green LLC, which crafts environmental strategies for corporations, government agencies and large-scale developments. He served on the DoD Defense Science Board Energy Task Force.
Term: June 2009 – June 2010



Rodney G. Ceasar is Senior Vice President, International, of Caddell Construction Company. Rod represents the [Associated General Contractors of America \(AGC\)](#) where he currently serves as the Chairman of the International Construction Committee. He has more than 37 years of construction industry experience in a wide range of roles with half of this experience involving international projects. His broad project background includes direct involvement in the design and construction of thirteen new embassy compounds for OBO and six other projects for various U.S. Government agencies.

Term: April 2010 – March 2011



Dr. Barbara J. Jackson, Ph.D., is a Professor of Construction Management in the College of Architecture and Environmental Design at California Polytechnic State University in San Luis Obispo, CA. and Director of the California Center for Construction Education. She represents the [Design-Build Institute of America \(DBIA\)](#). Her focus is on integrated project delivery, design-build project management, and interdisciplinary collaboration. Dr. Jackson spent 20 years in the construction industry working as a project estimator and senior project manager and then as President and Owner of Design/Build Services Inc. She holds a Bachelor of Science in Housing and Design, a Masters in Construction Management, and a Ph.D. in Education and Human Resources with a specialization in Technology of Industry from Colorado

State University. She received a Design-Build Distinguished Leadership Award in 2001 and 2002, and the DBIA Distinguished Service Award in 2005. Dr. Jackson is a nationally recognized speaker on design-build project delivery and high performance design-build teams. She is probably best known for her work in the area of "Making the Mental Shift to Design-Build" and "Developing the Integrated Design-Build Ready Team." According to Jackson, design-build is much more than a project delivery method. The "design-build mind-set" describes a particular set of specific skills and talents.

Term: June 2009 – June 2010

INDUSTRY ADVISORY PANEL

PANEL MEMBERS



Charles "Sack" A. Johannesmeyer, P.E., is currently serving as the University of Virginia's Director of Design and Construction responsible for all capital investments at the University of Virginia since 2000. Capital investments currently in planning, design or construction total approximately \$1.3 Billion in value and result in annual production rates of \$200 million design in place and \$200 million construction in place. Prior to this Sack was an Operational Vice President with the former Laidlaw Environmental Services. His business units included hazardous waste landfill; incinerator; water treatment facilities; PCB treatment facilities; on site waste management services; large storage, bulking, and blending facilities; and government services facilities generating over \$250 million in annual revenue. Sack retired from the US Navy in 1992 as a Captain in the Civil Engineer Corps. His last tour of duty was as the Public Works Officer responsible for facility operations and construction at the Trident Submarine Base Kings Bay, Ga. He holds a Bachelor of Science in Engineering with honors from the University of South Carolina and a Masters in Nuclear Engineering with honors from Penn State University. He is a member of **Construction Owners Association of America (COAA)**, which he represents on the Panel, APPA and CMAA. **Term: December 2009 – November 2010**



Kristine Cook Lindsey is a Member, Vice President and General Counsel of CEI Group, LLC, a commercial roofing and sheet metal contractor. CEI has divisions in Michigan and Florida, and a third division that specializes in international roofing projects, including State Department projects. Most recently CEI installed the roofing system on the New Embassy Compound in Panama City, Panama. Prior to rejoining CEI in July of 2006 she spent seven years with General Roofing Services, Inc. in the positions of Associate General Counsel and General Counsel focusing on legal matters relating to construction and operations in the company's 36 roofing contractor subsidiaries. Before going in-house, Ms. Lindsey was in private practice with Williams, Williams, Rattner & Plunkett in Birmingham, Michigan. She is representing **Women Construction Owners & Executives, USA (WCOE)** on the panel. Ms. Lindsey was elected for a second term as WCOE's national Secretary in 2008. She received her Juris Doctor from Wayne State University Law School and two Bachelor of Arts degrees from Miami University and studied at the University of Vienna in Austria. **Term: June 2009 – June 2010**

PANEL MEMBERS



Dr. Kris R. Nielsen Ph.D., JD, PMP, MRICS, M.JSCE is the Chairman and President of Pegasus Global Holdings, Inc. He has been involved in Project Management program and system development for over 35 years, having written and published extensively on the subject of Project Management, including some of the earliest published papers on the need for proactive Project and Risk Management in the construction and engineering industry. He also has extensive global executive, operations, and project management audit, evaluation, and consulting experience. This experience has covered the owners and financiers (public and private) of power, oil & gas, infrastructure, transportation, resource, defense, and engineers, contractors, and manufacturers who service these industries. Dr. Nielsen

has advised clients around the world relative to the best industry practice and the establishment of Corporate and Project Management processes and procedures. He has advised private corporate boards and Government directors relative to proper and expected levels of governance in light of the legal and statutory changes as they have occurred over the years, providing consultation and training relative to both the duties and responsibilities of those senior management and governing bodies and advising them on processes and systems which can aid those bodies in discharging their responsibilities. Dr. Nielsen is both an engineer (mechanical and civil) and a lawyer, with experience relative to project management and its systems, processes and procedures which crosses the border between the technical and legal/commercial which are present in all corporate and government endeavors. He also advises financial institutions about investment strengths and weakness (for example, Deutsche Bank regarding the Oil & Gas industry). He is a member of the project management and risk management directorates of the Royal Institute of Chartered Surveyors, and a member of the Academy of Experts. Dr. Nielsen is also a certified Project Management Professional (PMP) of the international Project Management Institute; Alternate to the Construction Industry Institute's Board of Advisors, a member of Board of Directors the Construction Institute, a member of the American and Japanese Societies of Civil Engineers, and a member of the National Association of Corporate Directors (NACD). He regularly serves as an expert witness on project management, governance and execution issues and represents the [American Society of Civil Engineers \(ASCE\)](#) on the Panel.

Term: December 2009 – November 2010

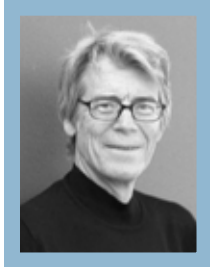


William A. Rodgers, Jr. is the president and CEO for GoodCents Holdings, Inc. a leading North American company specializing in smart grid solutions, energy efficiency programs and extensive research and data analysis based in Atlanta, GA. By partnering with utilities, GoodCents delivers integrated energy conservation services to their customers across the US and Canada. He represents the [International Facility Management Association \(IFMA\)](#) where he currently serves as second vice chair of the board of directors. Prior to GoodCents, Bill was the President and CEO of EMCOR Facilities Services, Inc. responsible for the overall business strategy and growth and the Chief Operating Officer of the Integrated Facilities Management business unit of Johnson Controls. Throughout his

30 year career, Bill has been responsible for developing and executing critical strategies leading to significant business growth and operational efficiencies. Bill also serves as the Chairman of the Board of Georgia Family Council.

Term: June 2009 – June 2010

PANEL MEMBERS



John Ruble, FAIA, is a Partner at Moore Ruble Yudell Architects & Planners, and represents the **American Institute of Architects (AIA)** on the Panel. John Ruble began his career as architect and planner in the Peace Corps, Tunisia, where a profound experience of culture, climate, and place provided lasting influences on his work. With Princeton, New Jersey architect Jules Gregory, he designed a series of award-winning public schools and civic projects before moving to California in the mid-seventies. With architecture degrees from University of Virginia and the University of California, Los Angeles, he joined Charles Moore and Buzz Yudell in partnership in 1977. Since co-founding Moore Ruble Yudell, John has collaborated with his partners on a broad spectrum of residential, academic, cultural, and urban design work. As Partner-in-Charge, he has helped realize some of the firm's best-known civic and institutional work, including the new United States Embassy in Berlin, the Robert E. Coyle U.S. Courthouse in Fresno, and the Master Plan for the University of Washington, Tacoma. Together with Buzz Yudell, John is the 2007 AIA/Los Angeles Gold Medal recipient.

Term: June 2009 – June 2010



Stuart Sokoloff, PE, is a geotechnical, foundations, structures engineer with over 30 years experience in the design, construction, and value engineering of buildings and structures within the US and internationally. Stuart has been the Vice President of Construction for **SAVE International** and Chairman of the national Value Engineering Task Force for DBIA (Design Build Institute of America), and currently a member of the Disputes Resolution Board for the Metropolitan Transportation Authority in New York State. Stuart has held senior positions with engineering firms performing international work including Ammann & Whitney, Louis Berger International and URS. He is currently the President of CTS Group located in New York providing constructability and value engineering to agencies and private companies located throughout the US including California, Illinois, Louisiana, Massachusetts, Michigan, Missouri, New Jersey, New York, Pennsylvania, Washington State and Wisconsin. Stuart has also provided constructability and construction engineering support to international contractors including Skanska, Perini, Kiewit, Granite, etc. Building experience includes office towers, prefabricated buildings, schools, universities, prisons, courthouses, nuclear and energy generating facilities, hospitals, mass transit stations and related facilities. International experience includes projects for the US Navy in the Philippines, Radio Liberty/Radio Free Europe (Administered by International Broadcast Systems—an arm of the Federal Government) in the Middle East and for prototype nuclear storage structures for Ontario Power in Canada.

Term: April 2010 – March 2011

Randy Barber, PE, CVS is substituting for Stuart Sokoloff.

GUANGZHOU, CHINA

CONSULATE GENERAL



MODEL OF THE NEW CONSULATE COMPOUND IN
GUANGZHOU, CHINA CURRENTLY IN DESIGN AND
CONSTRUCTION.



DEPARTMENT PARTICIPANTS

OBO Participants

Adam Namm

Acting Director

Lydia Muniz

Deputy Director

Jürg Hochuli

Deputy Director for Resource Management

Jay Hicks

Managing Director for Planning and Real Estate

Joseph Toussaint

Managing Director for Program Development,
Coordination, and Support

John Finnegan, Jr.

Managing Director for Operations

Rod Evans

Managing Director for Construction, Facility, and
Security Management

Nick Giacobbe

Executive Assistant

Phyllis Patten

Special Assistant

Ramsay Stallman

Executive Director

Jonathan Blyth

Director of External Affairs

Thomas Gray

Office Director for Facility Management

Dan Hogan

Office Director for Construction Management

Bill Miner

Office Director for Design and Engineering

Kathy Bethany

Office Director for Cost Management

Nancy Wilkie

Acting Office Director for Project Development
and Coordination

Brian Schmuecker

Division Chief for Design Coordination

Virginia Shore

Acting Office Director for Art in Embassies

OBO Presenters

Lydia Muniz

Deputy Director

Patrick Collins

Supervisory Architect

Jerry Withers

Office of Project Development and Coordination

Jay Hicks

Managing Director for Planning and Real Estate

Ed Daly

Construction Engineer

Dan Hogan

Office Director for Construction Management

RIGA, LATVIA

UNITED STATES EMBASSY

RENDERING OF THE NEW EMBASSY COMPOUND UNDER
CONSTRUCTION IN RIGA, LATVIA.



INVITEES

George Alexander

Swanke Hayden Connell Architects

Mary Anderson*

Schnabel Engineering

Wade Anderson

AECOM

Ray Arguello

POWER Engineers

Michael Armes

GAO

William Banker

Surge Suppression

Timothy Barr

Bryant Associates, Inc.

John Bauckman

GAO

Thomas Bell

PRO-telligent

Stephanie Benton

Telesource International, Inc.

Courtney Brown

CH2M Hill

William Brown

Page Southerland Page

Peter Ciotili

Weston Solutions, Inc.

Suzanne Conrad

SHP Management Company

John Cook

CEI Group, LLC

Charles Dallachie

ITA International

Robby deAndrade

IBM Federal

Carlos Del Toro

SBG Technology Solutions

William Denk

URS Corporation

Joseph Dwight Digby

Acuity Brands Lighting, Inc.

Jennifer Duncan

FAPE

Aida Farrell

JM Zell Partners, Ltd.

Molly Finn

Booz Allen Hamilton

Kevin Flaherty

Johnson Controls

Perry Fowler

Associated General Contractors of America (AGC)

Sharon Gallant

Hinman Consulting Engineers

Mark Gardner

Hinman Consulting Engineers

Andrew Goldberg

The American Institute of Architects (AIA)

John Hathaway

Einhorn Yaffee Prescott Architecture and
Engineering

Kimberly Helton

Schrimer Engineering Corporation

Antony Hendy

Agility Project Logistics

INDUSTRY ADVISORY PANEL

INVITEES

Marjorie Herter

Vee See Construction Company

Darryl Horne

Horne International

Ronald Hubbard

C and H Associates

Peter Iype

Hill International, Inc.

Jeffrey Johnson

International Facilities Management Association

Tim Kauffman

Federal Times

Scott Kaufmann

JM Zell Partners, Ltd.

Billie Kaumaya

The American Institute of Architects (AIA)

Keiran Kayatin

Agility Logistics

Kelly Knuff

Goshow Architects

Manish Kothari

Sheladia Associates, Inc.

Michael Kowalski

American International Contractors, Inc.

Chuck Kuzma

Professional Services Council

Richard Lee

Linc Government Services

George Little

Siemens Government Services

Jane Loeffler

University of Maryland

Mark Looser

Cisco Systems

Robert MacDonald

ECC

Edward Madden

Gale Associates

Dan McBride

Linc Government Services

Cynthia McClendon

Heery America

David McCormick

Whitman, Requardt, & Associates, LLP

Tom McDonald

Advanced Protection Technologies, Inc.

Mike Melo

ITA International

Penny Morgan

ITA International

Kevin O'Donnell

URS, Washington Division

Natalia Olson

H2L2 Architects/Planners LLC

Bobbie Peterson

Project Time & Cost, Inc.

Pascal Pittman

KlingStubbins

Louis Possanza

URS Federal Services, Inc.

Melinda Rackoff

PAE a Lockheed Martin Company

Eden Rafshoon

FAPE

INVITEES

Max Reiter

Swanke Hayden Connell Architects

Shelly Richeson

ITT Corporation

Vince Ridgell

Siemens Industry, Inc.

Brian Rockett

AES Corporation

Joel Ross

Scaffold Resource

Cory Sauer

Woods Peacock Engineering Consultants

Alison Sebastian

PRO-telligent International

Rick Shaffer

Morgan Franklin Corporation

Adam Shirvinski

DLT Solutions

Charles Sills

Trillacorpe Construction

Robert Silverman

Booz Allen Hamilton

Kevin Skyrmes

KBR Design and Construction

Amy Smith

Design & Construction Strategies

Christopher Smith

The Barbour Group, LLC

Nicole Sorg

Sorg Architects

Daniel Stewart

Hill International, Inc.

Sujata Sullivan

General Cable

Thomas Tatem

KeyBridge Technologies, Inc.

Carmelle Terborgh

ESRI, Inc.

Aaron Tesnow

AES Corporation

Felix Vargas

Vargas and Associates

Carina Veksler

USIS

Dieter Waldschmidt

Saelzar Building Security

Alfred Walke

AECOM Government Services

Scott Waters

AECOM

Timothy Wedin

Hawkins and Anderson Consulting Engineers

Christina Werth

GAO

Robert Wiatr

Project Developers

John Winters

Foulger-Pratt Contracting, LLC

Stephen Yas

Yas Architecture, LLC

* Former IAP Panel Member

www.state.gov/OBO

For IAP questions and comments, please contact Jonathan Blyth
Email: BlythJJ@state.gov Phone: 703-875-4131



FRONT AND BACK COVER
KieranTimberlake's winning design of the new London Embassy
London, England